102.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	979,600 / 979,600
					USE VALUE:	979,600 / 979,600
					ASSESSED:	979,600 / 979,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		TERESA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAMOS PAUL J
Owner 2:	RAMOS ISABEL C
Owner 3:	
Street 1:	12 TERESA CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC CLOSKEY MARSHALL L JR -
Owner 2:	-
Street 1:	12 TERESA CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,253 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 2940 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6253.000	554,300		425,300	979,600
Total Card	0.144	554,300		425,300	979,600
Total Parcel	0.144	554,300		425,300	979,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.20 | /Parcel: 333.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	66118
GIS Ref	
GIS Ref	
Insp Date	10/29/18

!8188!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	554,200	0	6,253.	425,300	979,500	979,500	Year End Roll	12/18/2019
2019	101	FV	410,700	0	6,253.	431,400	842,100	842,100	Year End Roll	1/3/2019
2018	101	FV	410,700	0	6,253.	322,000	732,700	732,700	Year End Roll	12/20/2017
2017	101	FV	410,700	0	6,253.	291,600	702,300	702,300	Year End Roll	1/3/2017
2016	101	FV	410,700	0	6,253.	279,500	690,200	690,200	Year End	1/4/2016
2015	101	FV	394,100	0	6,253.	237,000	631,100	631,100	Year End Roll	12/11/2014
2014	101	FV	394,100	0	6,253.	224,800	618,900	618,900	Year End Roll	12/16/2013
2013	101	FV	394,100	0	6,253.	213,900	608,000	608,000		12/13/2012

PRINT

Date	Time
12/10/20	22:46:05

LAST REV

Date	Time
02/19/19	11:27:05
ekelly	
8188	

USER DEFINED

Prior Id # 1:	66118
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CLOSKEY MARS	46754-214		12/30/2005		652,000	No	No		
URGYEN YONG JUN	39931-173		7/14/2003		358,000	No	No		
INGEME FRANK	31269-95		3/31/2000	Family	260,000	No	No		
	9662-152		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/13/2004	440	Addition	78,000	C		G7	GR FY07	ADD SEC FL/REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	197	PATRIOT
6/15/2006	MLS	HC	Helen Chinal
4/19/2006	Permit Visit	BR	B Rossignol
11/9/2005	Fieldrev-Chg	BR	B Rossignol
12/20/2003	MLS	HC	Helen Chinal
8/5/2000	MLS	MM	Mary M
10/22/1999	Meas/Inspect	264	PATRIOT
8/5/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6253		Sq. Ft.	Site		0	70.	0.97	5									425,314						425,300	

Total AC/HA: 0.14355 | Total SF/SM: 6253 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,314 | Spl Credit | Total: 425,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00714278
Const Adj.:	1.00999999
Adj $ / SQ:	127.152
Other Features:	109531
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	581012
Depreciation:	26727
Depreciated Total:	554286

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3		Baths: 2					HB 1		

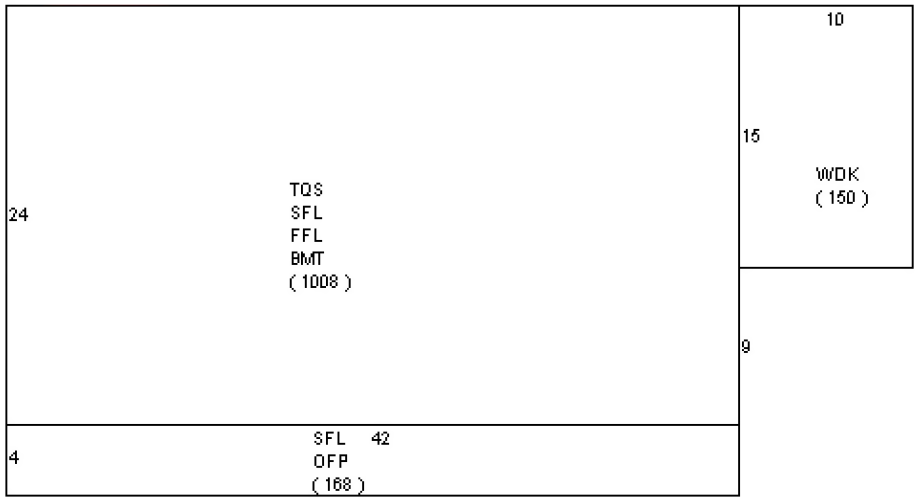
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.87
Special Features:	0	Val/Su Net:	129.93
Final Total:	554300	Val/Su SzAd	188.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,176	127.150	149,530
BMT	Basement	1,008	38.150	38,451
FFL	First Floor	1,008	127.150	128,169
TQS	3/4 Story	756	127.150	96,127
OFP	Open Porch	168	26.580	4,466
WDK	Deck	150	12.790	1,919

Net Sketched Area:	4,266			Total:	418,662
Size Ad	2940	Gross Are	4518	FinArea	2940

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: